

MIDDLETON PLACE presents an array of luxury upgrades. All townhomes have new wiring and electrical fixtures, plumbing fixtures, HVAC, new kitchens and baths, new doors and insulated windows. Included is a standard appliance package that provides a refrigerator with icemaker, electric cooktop and self cleaning oven, dishwasher, microwave, disposal, washer and dryer, and ceiling fans. Homes have fenced rear yards, wrought iron railed patios, and upgrade options that include custom moldings, six head showers, marble baths and flat screen TVs.



Broker/Owner

jamesmkerr@aol.com

704.242.4110 704.283.3911

MLS# 747218

764 West Franklin Street  
Monroe, NC 28112

#### Directions

Take I485 to Providence Road.  
Take Providence Road South.  
Travel to Weddington.  
Turn left on Weddington Road.  
Travel 13 Miles to Monroe.  
Turn left on West Franklin Street.  
Pass Johnson Street intersection.  
Turn left to Middleton Place.

MIDDLETON  
PLACE

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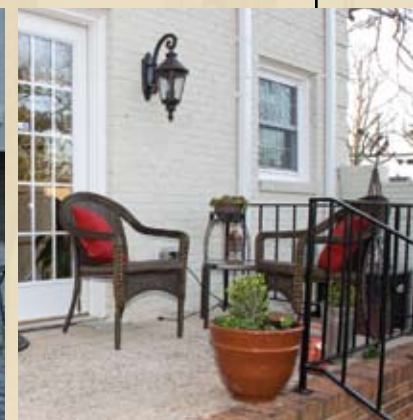
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# MP

## MIDDLETON PLACE OFFERS YOU...

**AFFORDABLE LUXURY** in the historic district. A full brick Georgian townhouse style community, Middleton Place homes have had a total renovation. Amenities include a fitness room and terrace with a beautiful outdoor fireplace and grilling area. Homes offer gorgeous hardwood floors throughout, custom kitchens with granite countertops, stainless appliances, marble or tile baths, custom lighting, and all new mechanicals. A three bedroom floor plan with a main level bedroom is available.



## Middleton Place Upgrades

End Unit	\$1500
Front Door Electric Outlet	\$250
Wall Mounted Flat Screen 32" TV	\$1500
Molding Downstairs	\$500
Molding Upstairs	\$700
Lighting	
• Dining Area	\$100
• Bath	\$50
Granite Kitchen Counter	\$1800
Upgrade Cabinet	\$2000
Custom Order Bath Marble Shower	\$500
Shower	\$975
Shower Faucet Upgrade	\$1500
Tub with Jets	\$975
Frameless Shower Door (95% Waterproof Only)	\$1500
Painting Custom Color	
• Kitchen	\$375
• Living room/Dining	\$450
• French Door Accent Wall	\$250
• Laundry	
• TV Accent Wall	\$250
• Stairway	\$440
• Bath	\$250
• Bedroom	\$375
• Accent Wall Bedroom	\$250
• Linen Closet	\$300
• Deep Shade Tints	\$75
• Faux Finishes	\$275
Powder Room	\$1800
Upper Level Laundry Room	\$2550

### MLS# 747218

Parcel ID: 09273008 Deed Reference: 4675-485

Foundation: Crawl Space

HOA Fee *Estimated \$90 per month*

HOA Mgmt: Developer 704-283-5511

**Level Entry with Parking on Street/Lot**

*Living, Dining, Kitchen, Laundry, Patio  
Master Bedroom, 2 bedrooms, Full Bath*

2 Bedroom Units From \$100,000

3 Bedroom Units From \$169,000

MIDDLETON  
PLACE